



Contract release

How this guide helps

Our Early Release from Housing Contracts Guide provides you information and guidance on early cancellations of housing agreements. It outlines steps you should take when considering leaving your contract early as well as provides information on further help.

As set out in our guide to [accessing help remotely](#) – you can access key information and resources immediately. The information and resources in the guide to remote help may either answer your questions or help give them a further focus.

Contract type and early release

Whether you can be released from your accommodation early usually depends on your contract.

You need to first establish what type of contract you have. If you're not sure check the Tenancy Checker Tool [here](#).

Some contracts, like 'licenses', may not require specific notices to be given to the landlord and may be easier to 'break'. Others (most Assured Shorthold Tenancies) may require a 'break clause' within the tenancy agreement, or negotiation with the landlord.

'Break clause'

If your contract has a 'break clause' (a term allowing you to move out earlier than the end of the original fixed term), then you may be able to finish your contract early. Very often a break clause requires you to inform the landlord in writing that you want to leave and give the landlord a specific timeframe ('notice'), for example 1 month, at the end of which you will be able to leave the accommodation.

If your contract does not contain a break clause, you may need to negotiate with the landlord and obtain any agreements for leaving earlier in writing. Alternatively, with the landlord's written permission, you may be able to advertise the property and find a 'replacement tenant', who would take over your contract.

IMPORTANT – Until you get an official confirmation of being released from the contract and/or a new tenant takes over your contract, you are still liable for rent, bills and any other terms and conditions of the tenancy.



Support Advice Centre

Halls

The University of Southampton halls contract is usually fixed for a specific time period. The University has a discretion (not an obligation) to release students from their halls contract, however you usually must provide justification and evidence supporting your early release request. For example, if you are in financial hardship, you are ill or have any other 'crisis', which requires you to move out early, make sure you write to accommodation@soton.ac.uk and provide as much detail and evidence as possible.

Next steps

- Read your contract and try to identify: what type of contract it is and whether it contains a 'break clause'.
- If your contract has a 'break clause', contact your landlord/agency in writing and provide them with the required notice.
- If you don't have a 'break clause' in your contract, speak to your landlord and ask whether they will be willing to release you early.
- Any agreements for early release, including permission to find a replacement tenant, should be made in writing (email is fine).
- If you need help with advertising the property contact us on advice@susu.org.

Further help

If you have any other questions about leaving early contact The Advice Centre, Tel: 02380 592 085
Email: advice@susu.org.

Useful links

For more information on early release from a contract please see following useful guides:

- Shelter: [Ending a Fixed Term Tenancy Agreement](#)
- Citizens Advice Bureau: [Ending contract in halls](#), [Ending your tenancy](#)
- Unipol: [Contracts](#)

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