

Matthew Cannings

Year of Call: 2006

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Public and Administrative Law

Matthew Cannings acts for claimants and defendants in respect of judicial review matters, particularly those involving land or housing disputes.

In 2026, Matthew appeared in the Court of Appeal, led by 3PB's Mathew Gullick KC, in *R (on the application of Luton Landlords & Letting Agents Ltd) v Luton Borough Council [2026] EWCA Civ 35*, representing the local authority defendant in a challenge against their decisions under the Housing Act 2004 to introduce property licensing schemes in Luton. (Matthew also appeared in the case at first instance in the Administrative Court.)

From 2012 to 2018, Matthew was a member of the Attorney-General's Junior Counsel to the Crown (Regional) Panel, during which time he was regularly instructed to appear in the Queen's Bench Division and the Upper Tribunal (Immigration and Asylum Chamber). Matthew primarily represented the Home Secretary and was also instructed on behalf of the Secretary of State for Transport and the Secretary of State for Work and Pensions. Matthew has also previously appeared on behalf of HMRC and the UK Border Agency in magistrates' courts and the First Tier Tribunal.

In October 2014, Matthew appeared, in a personal capacity as a Roll B Agent, on behalf of three petitioners before the House of Commons High Speed Rail (London – West Midlands) Bill Select Committee who had petitioned against the Bill.

Notable cases include:

R (on the application of Luton Landlords & Letting Agents Ltd) v Luton Borough Council [2026] EWCA Civ 35: Acting for the Respondent, led by Mathew Gullick KC, in an appeal to the Court of Appeal relating to the Respondent's decision to implement Housing Act 2004 property licensing schemes. The case involved a rare consideration at appellate level of the concept of "associational standing" in judicial review claims and the steps taken by a local authority when implementing Housing Act 2004 property licensing schemes.

R (on the application of A) v The Local Government and Social Care Ombudsman (2026): Acting for the proposed claimant in an anticipated judicial review claim against the defendant ombudsman in respect of a decision not to investigate a complaint made by the proposed claimant against a decision taken by the claimant's local authority.

R (on the application of B) v A Local Authority (2025, KBD): Acting for the defendant local authority in a judicial review brought by the claimant challenging the defendant's decision that, whilst the claimant was homeless and eligible for statutory assistance pursuant to section 189B of the Housing Act 1996, he was not a priority need pursuant to section 188 of the Act, in circumstances where the claimant had not sought a review of the original decision pursuant to section 202 of the Act.

R (on the application of Luton Landlords & Letting Agents Ltd) v Luton Borough Council [2024] EWHC 2979 (Admin): Again led by Mathew Gullick KC, representing the defendant local authority in a challenge against the implementation of Housing Act 2004 property licensing schemes.

R (on the application of Singh and another) v Secretary of State for the Home Department IJR [2015] UKUT 538 (IAC), [2015] All ER (D) 29 (Oct): Acting for the defendant in two substantive judicial review matters, heard together, involving challenges to refusals to grant entry clearance sought under the Tier 5 temporary workers – religious workers provisions.

R (on the application of Szrajner) v Secretary of State for the Home Department [2015] EWHC 2529 (Admin), [2015] All ER (D) 3016 (Jun): Acting for the defendant in a substantive judicial review matter involving an allegation of unlawful detention and procedural issues leading to a late-adjudgment application.

R (on the application of A) v Secretary of State for Work and Pensions [2014] EWHC 4787 (Admin): Acting for the defendant in a substantive judicial review matter involving a dispute as to child support maintenance payments and the application of the Child Support Act 1991.

Onyebuenyi v Secretary of State for the Home Department [2013] EWHC 4753 (Admin): Acting for the defendant in a judicial review challenge to her decision to refuse the claimant's application to remain as a tier 4 (general) student migrant.

Repec & Repec v Director of Border Revenue [2011] UKFTT 757 (TC): Acting for the respondent in an appeal relating to the seizure of almost 60,000 cigarettes and a vehicle containing the same under the Customs and Excise Management Act 1979.

Recommendations

Matthew Cannings of 3PB Barristers handles a wide range of landlord and tenant disputes. He is also equipped to advise on easements and boundary disputes relating to both residential and commercial property.

Strengths: "Matthew Cannings is a solid and client-friendly barrister."

Chambers UK 2025/Real Estate Litigation/Western Circuit

Strengths: "Matthew has a good manner with clients. He is approachable and down to earth but at the same time professional. He always gives practical and commercially sensible advice. His drafting and advocacy skills are also excellent." "Matthew is a practical adviser and has a deep knowledge and understanding of matters."

Chambers UK 2024/Real Estate Litigation/Western Circuit

Strengths: "He is client-friendly, knowledgeable and practical, with excellent drafting skills." "He handles clients' concerns and expectations really clearly, in a legally robust way."

Chambers UK 2023/Real Estate Litigation/Western Circuit

Strengths: "Matthew is especially responsive and has a very keen eye for details." "Matthew is very approachable and easy to get hold of and have a chat informally. He has very good client care skills and he has good advocacy and drafting skills."

Chambers UK 2022/Real Estate Litigation/Western Circuit

Strengths: "He responds sensitively to the client's position while reinforcing commercial considerations and ensuring instructions are fully explored." "Matthew deals with instructions efficiently and with clarity."

Recent work: Acted for the respondent landlord in *Trecarrell House Ltd v Rouncefield*, a County Court appeal relating to a gas safety certificates and Section 21 notices.

Chambers UK 2021/Real Estate Litigation/Western Circuit

Strengths: "He is a very reliable commercial adviser who is flexible and supportive." "He is a very good trial advocate and takes a very pragmatic approach in problem solving."

Recent work: Successfully acted for a claimant in a case involving allegations of trespass, nuisance and harassment, as well as a claim for rectification of the Land Registry.

Chambers UK 2020/Real Estate Litigation/Western circuit

'A consummate professional', Matthew Cannings heads the property and estates group of chambers and is very experienced in handling a broad range of contentious property matters.

'Matthew has an excellent eye for detail. His presence in hearings is authoritative and agile. He is a reassuring presence in client conferences.'

Legal 500 2025/Property and Construction/Western Circuit/ Leading Juniors

'an excellent barrister'

'Matthew is very personable and has good relations with clients. He grasps issues quickly and advocates clearly, precisely and persuasively, keeping to the relevant issues.'

Legal 500 2024/Property and Construction/Western Circuit/ Leading Juniors

Matthew Cannings, who leads the property and estates group, is 'very personable' and has established strength in property litigation.

'Matthew is an extremely approachable barrister and a confident advocate, who builds a good rapport with clients.'

Legal 500 2023/Property and Construction/Leading Juniors/Western Circuit

'He provides commercial, succinct advice and demonstrates strong knowledge of the various statutes that relate to residential property law. He quickly assimilates facts and provides clear advice on all the key issues in a case.'

Legal 500 2022/Property and Construction/Leading Juniors/Western Circuit

A strong trial advocate with a concise and approachable style.'

Legal 500 2021/Property and construction/Leading Juniors/Regional Bar - Western Circuit

'Knowledgeable, thorough, and client-friendly.'

Legal 500 2020/Property/Leading Juniors/Regional Bar - Western Circuit,

Academic qualifications

- LLB (Hons) AKC – King's College London
- LLM (Dunelm) – University of Durham
- Bar Vocational Course – Nottingham Law School
- Blackstone Entrance Exhibitioner of the Middle Temple

Professional qualifications & appointments

- Member of The FA's Judicial Panel, 2025
- Appointed Recorder, 2024
- Appointed Deputy District Judge, 2019
- Member of the Attorney General's Regional Panel of Junior Counsel to the Crown 2012-2018

Professional bodies

- Property Bar Association

- Chancery Bar Association
- Western Circuit