Matthew Cannings



Year of Call: 2006
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Overview

Matthew Cannings primarily practices in the property and commercial fields and, since 2013, he has also been developing his judicial review practice. Matthew has considerable experience of advocacy, drafting and advising on cases in the High Court, County Court and various Tribunals. He also advises and acts in cases at adjudications and mediations.

Matthew's property practice encompasses property litigation and landlord and tenant disputes and includes matters of easements, covenants, boundary disputes (including trespass and nuisance) and adverse possession as well as commercial and residential landlord and tenant issues including forfeiture and lease renewals.

In the commercial field, Matthew has experience of insolvency matters (both personal and commercial) and contractual disputes.

Matthew's public law practice consists primarily of defendant judicial review work, although Matthew is also willing to act on claimant instructions. Between 2012 to 2018, Matthew regularly represented the Home Secretary in immigration judicial review claims and he was also instructed by the Secretary of State for Transport and the Secretary of State for Work and Pensions. As well as judicial review work, Matthew also acted for the Department for Work and Pensions and a local authority in claims under the Protection from Harassment Act 1997. Matthew also has experience of obtaining injunctions for a local authority in relation to trespass on land forming a park and ride site and also a school.

Matthew is also developing a practice in the field of sports law, building on his experience of public law and regulatory matters.

In his rare spare time, Matthew is a keen sports fan; cycling, playing cricket and golf and watching football, cricket and pretty much everything else. He also enjoys music and theatre.

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.

"Matthew is excellent all round and provides advice at a level suitable to the client and the nature of the matter."
"Matthew Cannings can quickly grasp an urgent matter."
Chambers UK 2027/Real Estate Litigation/Western Circuit

'He had an immediate air of friendliness that is not always guaranteed with counsel, and certainly, his involvement made the resulting steps easier for us to take and with more authority.'
Legal 500 2027/Property and Construction/Western Circuit/ Leading Juniors

"Matthew Cannings is a go-to barrister for advice on technical property issues and for cases heading to trial."
Chambers UK 2026/Real Estate Litigation/Western Circuit

`Matthew is very thorough in his preparation and always has a strong understanding of the facts and the legal issues. His written advice is very clear and concise. Matthew's advocacy skills are also very strong – he is calm, composed and articulate in his delivery of his client's case.'
Matthew Cannings continues to lead the property and estates team in chambers. His varied practice covers landlord and tenant disputes, as well as right-of-way claims and boundary disputes.
Legal 500 2026/Property and Construction/Western Circuit/ Leading Juniors

Strengths: "Matthew Cannings is a solid and client-friendly barrister."
Chambers UK 2025/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

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

`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

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

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

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

`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

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

A strong trial advocate with a concise and approachable style.'
Legal 500 2021/Property and construction/Leading Juniors/Regional Bar - 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

'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

- Appointed to The FA's Judicial Panel, 2025
- Appointed to the ECB's Cricket Regulator's Recreational Discipline 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

Expertise

Property and Estates

Matthew's property practice encompasses real property and landlord and tenant disputes, and includes matters of easements, covenants, boundary disputes (including trespass and nuisance) and adverse possession as well as commercial and residential landlord and tenant issues including forfeiture and lease renewals. Along with substantial trial experience, Matthew has experience of interim remedy applications, including those required at very short notice.

His real property work includes all aspects of land disputes, including neighbour disputes and claims involving the Party Wall etc Act 1996, and Matthew works hard with his clients to utilise alternative dispute resolution options including, in particular, formal mediations, and to avoid litigation progressing to determination at trial wherever possible. Given the nature of this work, Matthew is experienced in acting in matters against litigants in person.

Matthew's landlord and tenant work includes representing landlords and tenants in commercial disputes and, primarily, landlords in residential disputes. Matthew has experience of acting for breweries in pub-based commercial landlord and tenant matters and acting for banks and building societies in claims involving defaulting mortgagors. Matthew also has experience of acting for utility companies in relation to warrants of entry in residential, commercial and agricultural land under the Electricity Act 1989 and the Rights of Entry (Gas and Electricity Boards) Act 1989.

Whilst Matthew regularly appears in the High Court and County Court, he has also experience of appearing before the various specialist tribunals, including First-tier Tribunal Property Chamber and its predecessors the Adjudicator to HM Land Registry and Leasehold Valuation Tribunal.

He regularly provides seminars and lectures to solicitors and business clients on the various aspects of property law.

Notable cases

- J v R (2019, First-tier Tribunal Property Chamber (Residential Property)) – Representing a long leaseholder in a claim against the freeholder for the appointment of a manager under s. 24A of the Landlord and Tenant Act 1987 and an order under s. 20C of the Landlord and Tenant Act 1985.
- Trecarrell House Ltd v Rouncefield – Representing the landlord respondent in the first appeal of a claim relating to the same issues as those raised in Caridon Property Ltd v Shooltz (as to which, see directly below).
- Caridon Property Ltd v Shooltz [2018] WLUK 712 – Representing the landlord appellant in an appeal relating to service of a gas safety certificate and possession proceedings under section 21 of the Housing Act 1988.
- W v E (2018, County Court) – Representing a landowner in a claim relating to the Party Wall etc Act 1996; the dispute related to whether the information given by the neighbouring landowner to the party wall surveyors was accurate and how this affected the award which was subsequently made by the surveyors.
- Edgeworth v Manley (2018, County Court) – Representing homeowners in a dispute with their neighbour relating to the relocation of a boundary fence on the day of completion of the purchase of their home.
- A v B (2018) - Acting for a utility company to enter agricultural land in order to maintain electrical lines and poles situated on the land where the landowner was refusing to grant such access and also failing to maintain trees on his land which were interfering with the lines.
- A Local Authority v A (2017, County Court) – Representing a local authority, acting on behalf of a school, seeking to obtain an injunction against a parent of a child at the school, preventing them from entering the school premises or harassing members of staff.
- A Local Authority v Persons Unknown (2016, 2017, High Court) – Representing a local authority to obtain an injunction against Persons Unknown preventing them from occupying a park and ride site and then subsequently seeking to obtain an order for permission to issue a writ of sequestration on the basis of non-compliance with the injunction.
- Williams v Johnson and others [2016] All ER (D) 17 (Jan) – Representing land owners in a six-day trial involving issues of boundary identification, interpretation of restrictive covenants and allegations of flooding, harassment and breach of

covenant.

- S v W (2016, County Court) – Representing the Defendant vendors in a claim of alleged fraudulent and/or negligent misrepresentation in relation to completion of a Sellers' Property Information Form prior to the sale of residential property.
- B v I (2015, County Court) – Representing the Defendant in proceedings for an anti-social behaviour injunction under the Housing Act 1996.
- J v S (2015, County Court) – Representing a tenant company which had entered in to a CVA in a claim for relief from forfeiture.
- B v M (2015, County Court) – Representing freehold land owners in a dispute involving the enforceability of an alleged licence granted by a predecessor in title to a leaseholder.
- B v P (2015, County Court) – Representing residential landlord in a residential possession claim that progressed to a fully-contested trial on the basis that the occupiers had acquired rights to remain in the property despite, it was alleged, never having been granted a tenancy.
- T v S (2014, County Court) – Representing a landlord in a residential possession claim that progressed to a fully-contested trial on the basis of alleged protection arising from the Rent (Agriculture) Act 1976 afforded to the tenant's father.
- B v M (2013, County Court) – Representing a landlord in a commercial landlord and tenant dispute relating to the possible granting of a business tenancy under the Landlord and Tenant Act 1954. The tenant had entered the property prior to final agreement of the tenancy. The matter primarily concerned whether the tenant was in possession of the property under a tenancy at will or a protected business tenancy.
- D v E (2011 - 2013, Adjudicator to HM Land Registry and Chancery Division) – Representing respondents in their objection to first registration of unregistered land on the basis of adverse possession. The matter involved an appeal in the Chancery Division on the basis of new evidence and a partial re-trial before the Adjudicator.
- K v M & F (2012, County Court) – Representing a landlord of social housing in a matter involving an anti-social behaviour injunction under the Housing Act 1996 and contempt of court proceedings for breaches of the injunction.
- Taafe v Acanthus Golf Ltd (2012, Chancery Division) – Representing a golf club in an interim injunction application in relation to a nuisance claim. The Claimants alleged that a nuisance was being caused by golfers at the Golf Club striking golf balls on to their land.
- B v C (2011, Chancery Division) - (Initially, ex parte) application for an interim injunction against neighbouring land owner given alleged failure to comply with the provisions of the Party Wall etc Act 1996.

Commercial

Matthew's practice in commercial law is primarily based in insolvency and contractual disputes.

Matthew is regularly instructed in bankruptcy and insolvency matters, acting for both creditors and debtors, advising and appearing in the High Court and County Court and he has experience of setting aside statutory demands and restraining advertisement of winding-up petitions. Matthew also acts for companies or individuals in contract-related disputes.

Before coming to the Bar, Matthew obtained a distinction in his commercial-based masters degree at the University of Durham where he studied, amongst other things, company law, corporate governance, obligations and international intellectual property law.

Recent cases

- A v B (2016) – Advising upon the exercise and enforcement of a lien in relation to an insolvent company
- S v P (2016, County Court) – Representing siblings and executors in a claim against another sibling for alleged wrongful acquisition of their late-mother's money, involving allegations of civil fraud and undue influence.

ENERGY GROUP

Matthew is an experienced advocate, regularly appearing in fast track and multi-track claims in the High Court and County Court. Matthew is experienced in matters relating to debt recovery and contractual disputes and has been instructed by two of the 'big six' energy companies (both when the claimant in proceedings and when the defendant), as such he is familiar with the deemed contract provisions. As well as this, Matthew is often instructed in matters which involve litigants in person.

He is also a member of 3PB's Property and Estates group and is therefore well-placed to act in cases which also involve elements of property and/or chancery law, such as insolvency.

BUSINESS ENTITIES

Matthew's practice in commercial and business law is primarily based in insolvency and contractual disputes. Matthew is an experienced commercial practitioner, typically accepting instructions in cases involving partnerships and disputes involving sole traders.

INSOLVENCY AND BANKRUPTCY

Matthew's practice in commercial and business law is primarily based in insolvency and contractual disputes.

He is regularly instructed in bankruptcy and insolvency matters, acting for both creditors and debtors, advising and appearing in the High Court and County Court and he has experience of setting aside statutory demands and restraining advertisement of winding-up petitions.

Matthew is also a member of 3PB's Property & Chancery group and is therefore well-placed to act in cases which also involve elements of property and/or chancery law, such as insolvency matters relating to commercial landlords and tenants.

Recent cases

- A v B (2016) – Advising upon the exercise and enforcement of a lien in relation to an insolvent company
- C Ltd v D Ltd (2015) – Advising upon and acting in a claim involving an application for relief from forfeiture by a company that had entered in to a CVA although that was not the reason for the forfeiture.

TRADING AND BUSINESS FINANCING

Matthew's practice in commercial and business law is primarily based in insolvency and contractual disputes. Matthew is an experienced commercial practitioner, typically accepting instructions in matters including civil fraud.

Recent cases
S v P (2016, County Court) – Representing siblings and executors in a claim against another sibling for alleged wrongful acquisition of their late-mother's money, involving allegations of civil fraud and undue influence.

Sports law

Matthew is developing a practice in sports law. He is an experienced advocate appearing regularly in the High Court, County Court and Tribunals, including the Upper Tribunal. He is a member of The FA's Judicial Panel and the ECB's Cricket Regulator's Recreational Discipline Panel.

Matthew has particular skill and experience in addressing regulatory disputes and analysis of rules and regulations made by public bodies. He is also experienced in disputes in the sporting context, having:

- Acted for an English sports association in respect of a High Court claim issued against the association by a former coach.
- Acted for a golf club in relation to a nuisance claim brought by a neighbouring landowner based upon straying golf balls (Taafe v Acanthus Golf Ltd)

- Advised a national association upon issues relating to the effect of disability discrimination law on golf clubs, including the different considerations relevant to proprietary clubs and private members' clubs.

Matthew is both a follower and participant in a range of sports enjoying cycling and playing golf and cricket and watching most sports including, in particular, cricket, cycling and horse racing.

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-adjournment 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.

Articles

3PB Barristers' Matthew Cannings, who heads the Property & Estates team reviews Trecarrell House decision on landlords' eviction rights and gas safety certificates.

View Article

3PB's Head of Property and Estates Group Matthew Cannings and Alex Leonhardt, pupil barrister, have produced an update for residential landlords and tenants during the coronavirus pandemic. The article considers the implications of the Coronavirus Act 2020 and Practice Direction 51Z of the Civil Procedure Rules and what the new provisions mean for residential landlords and tenants, including the imposition of a 90-day stay on most possession proceedings and the new three-month notice requirement.

View Article

3PB Barrister Matthew Cannings examines solicitors' duty to advise on the risk of other contractual meanings. If a solicitor correctly interprets a term within a contract, but fails to advise the client as to the risk of a counter-interpretation, has there been a breach of duty? And can there be a claim for damages?

Matthew Cannings (Call 2006) analyses the most recent contribution of the Court of Appeal to the question of solicitors' duties, in Balogun v Boyes Sutton & Perry (a firm) [2017] EWCA Civ 75.

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