

Joshua Dubin

Year of Call: 1997
Email Address: joshua.dubin@3pb.co.uk
Telephone: 01865 793 736

Property and Estates

Joshua believes that everyone should have access to robust representation and realistic, honest advice. He tries to offer all his clients straightforward and cost-effective solutions to their problems. If the only option is litigation, he aims to secure them the best outcome he can, tailored to their circumstances and their means.

Joshua is a specialist whose goal is to guide his clients through the maze of English property law while avoiding its frequently unexpected hazards. His practice includes familiar property work, such as neighbour disputes (boundaries, nuisance, rights of way), and the full range of residential and commercial landlord & tenant matters. He also accepts instructions in property law more broadly, such as applications under TOLATA 1996, mortgages, commons and agricultural tenancies. He has significant experience of social housing issues, including anti-social behaviour, homelessness and allocations.

Joshua provides advocacy and advice on litigation in the High Court and County Court, as well as the First-Tier and Upper Tribunals, and at inquiries.

Joshua is regularly instructed in real property matters and neighbour disputes, including:

- Nuisance
- Trespass
- Boundary & easement disputes
- Party Wall etc Act 1996 matters
- Mortgages
- Charges, charging orders & orders for sale
- LPA Receiver matters
- Equitable interests (eg applications under the Trusts of Land and Appointment of Trustees Act 1996)
- Agricultural tenancies.

Joshua has represented clients in the Court of Appeal and before the Adjudicator to HM Land Registry, as well as the County Court, High Court, First-tier Tribunal (Property Chamber) and Upper Tribunal (Lands Chamber). He has experience of a variety of other property-related matters, from planning breach injunctions to parking enforcement.

Joshua has lectured to solicitors and not-for-profit organisations on all aspects of housing, landlord & tenant and property law. He is happy to provide in-house lectures tailored to clients' needs. He has spoken at the annual Housing Law Conference (HLPA/Law Society) and is a member of several specialist associations for property practitioners.

Articles

Joshua discusses a recent case where he acted for a homeowner when the possession of a grass verge between two properties on an open-aspect estate was called into question.

View Article

Recommendations

Joshua Dubin is a property specialist with a wealth of experience in social housing matters, as well as a wide range of other residential and commercial property disputes. He has significant knowledge of neighbour and boundary issues.

Strengths: "Joshua Dubin is highly impressive in all facets. He is determined and knowledgeable both in terms of the legal process and commercial awareness." "Joshua is an excellent barrister. He is tenacious in finding a solution for the client and meticulous with the details of the case." "Joshua always gives good and accessible advice and explains difficult concepts well."

Chambers UK 2025/Real Estate Litigation/South Eastern Bar

Strengths: "He is excellent to deal with as he always involves the clients to ensure they understand the process and the arguments being raised."
"He has the ability to focus on the bigger picture in cases, is approachable and clear in his advice."
"He is always on hand to offer tactics and is happy to discuss the case."
"His advice is comprehensive and covers every detail."

Chambers UK 2024/Real Estate Litigation/South Eastern Bar

Strengths: "He is a very safe pair of hands, and he has good judgement. He can hold his own against silks."

Chambers UK 2023/Real Estate Litigation/South Eastern Bar

Strengths: "Joshua knows the law inside out and brings his housing experience to the fore in cases." "He is efficient and clients love him."
Recent work: Acted for the residents of a five-block estate in an Upper Tribunal case which considered various issues relating to consultation requirements for the landlord's service charge demands for the replacement of balcony asphalt.

Chambers UK 2022/Real Estate Litigation/South Eastern Bar

Strengths: "Completely on top of the law and facts." "Joshua is very commercial and he has the client's interests foremost."
Recent work: Acted in a long-running neighbour dispute, involving issues of trespassing, nuisance and negligence. Dubin's clients were awarded prohibitory injunctions, damages and costs.

Chambers UK 2021/Real Estate Litigation/South Eastern Bar

Joshua Dubin – 3PB `Joshua listens to the client's needs and delivers advice clearly and pragmatically. His advocacy is excellent, clear and thorough.'

Legal 500 2025/Property and construction/Leading Junior/Southern Eastern Circuit

'Joshua has excellent communication skills and ensures the solicitor is involved in the process.'

Legal 500 2024/Property and Construction/ South Eastern Circuit/ Leading Junior

Veteran social housing practitioner Joshua Dubin has extensive experience acting for tenants, occupiers, and local authorities.

`Joshua has an enviable knowledge of law and procedure. He has particular strengths in navigating vast amounts of

information and distilling clear, robust and practical advice. He is a strong advocate, meticulous and systematic in cross-examination, and formidable in trials.'

Legal 500 2023/Property and Construction/Leading Juniors/South Eastern Circuit

'An intellectually sharp, calm under pressure, and dependable barrister.'

Legal 500 2022/Property and Construction/Leading Juniors/South Eastern Circuit

'A good lawyer: an effective advocate and cross-examiner who is hardworking too.'

Legal 500 2021

'Tenacious and persistent.'

Legal 500 2020

"His advice is precise and succinct.'

Legal 500 2019

"Your professionalism, thoroughness, tactics and overall performance during the hearing were top notch and I will not be convinced otherwise than that you were the major factor in our being successful in the dismissal of the claim against us."

Direct Access client

Academic qualifications

- MA Hons, English Literature Corpus Christi College, Cambridge (1991)
- Bar Vocational Course, Inns of Court School of Law in 1997/98.

Professional bodies

- Property Bar Association
- Agricultural Law Association
- Housing Law Practitioners' Association
- Social Housing Law Association
- London Common Law and Commercial Bar Association
- South Eastern Circuit