



Joshua Dubin

Year of Call: 1997

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Land and Boundaries

Joshua has a substantial practice in real property matters, providing pragmatic advice and advocacy, with the aim of resolving disputes in the most efficient and effective way for his clients. His expertise spans the wide field of land law, including neighbour disputes, enforcement and modification of covenants, rectification and alteration of the Register, and adverse possession. He has particular interest in:

- Nuisance
- Boundary & easement disputes
- Party Wall etc Act 1996 matters
- Agricultural tenancies.

Recent cases

- 5-day trial (County Court) vindicating clients' allegations of malicious trespass and nuisance (including deliberate flooding) by neighbour over more than 20 years, and achieving award of aggravated damages. (April 2019)
- 5-day trial (County Court) during which Joshua helped his client prove a right of way to her field, establish her boundaries and prevent neighbours from obstructing her access. (March 2018)
- 5-day County Court trial for Claimant, obtaining injunctive relief and damages to halt deliberate interference with the Claimant's sole vehicular access after 20 years of nuisance. Indemnity costs awarded against Defendant. (September 2017)
- 4-day County Court trial for Claimants in trespass and nuisance, when neighbours erected a fence up to 2m into clients' land. The crucial section of disputed boundary was determined in the Claimants' favour when they succeeded in showing that a Defendant had scrubbed out part of the existing boundary hedge. (September 2017)
- 5-day High Court trial defending a claim in misrepresentation over the sale of a house – whether the vendor had disclosed a history of flooding – including argument over method and quantum of valuation (March 2015)
- Establishing a pedestrian right of way across the frontage of neighbouring property by lost modern grant and prescription: County Court. (May 2018)

Recommendations

Joshua Dubin of 3PB Barristers 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: "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 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