CHAIR INTRODUCTION

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SETTING THE CONTEXT

A DEFINING MOMENT FOR TALL BUILDINGS

Global Pressures Impact

Tall buildings face new challenges from economic uncertainty, environmental demands and societal transformation.

Geopolitical and Market Volatility

Shifts from globalisation to a multipolar world, affect investment flows and development decisions in tall building projects.

Digital Transformation Influence

AI and digital tools revolutionise design, delivery and operation of tall buildings, presenting new opportunities and risks.

Strategic Urban Integration

Tall buildings are integral to urban systems, requiring resilience, flexibility and foresight amid evolving global realities.

THE POST-9/11 TRANSFORMATION OF TALL BUILDINGS

Post-9/11 Skyscraper Outlook

Initial fears questioned the future of tall buildings due to safety and perception concerns after 2001 attacks.

Accelerated Vertical Development

Since 2001, 84% of tall buildings over 200 meters have been constructed, showing rapid urban vertical growth.

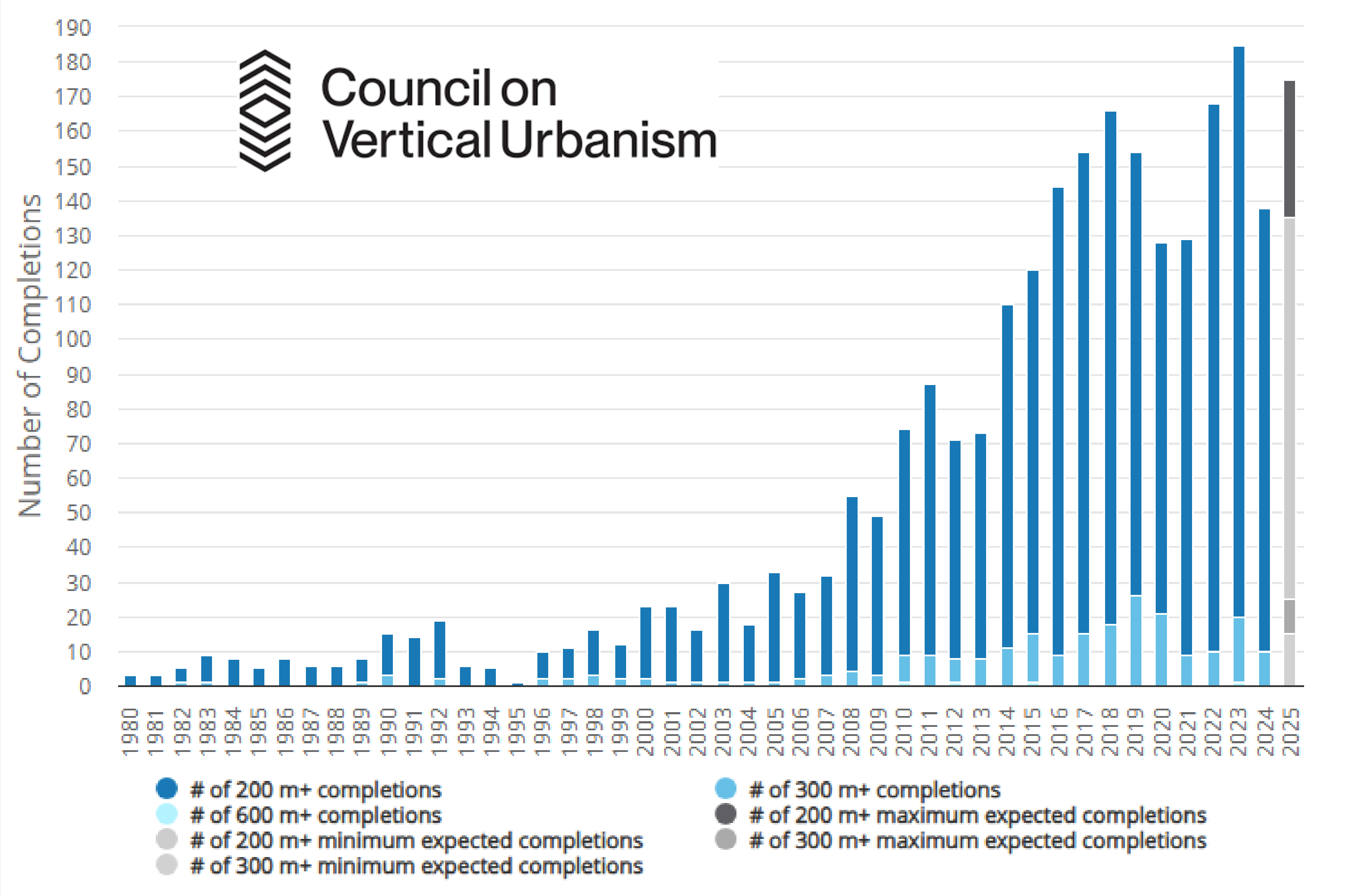
Urbanisation and Economic Drivers

Rising urban population and economic benefits drive demand for centralised, connected tall buildings.

Resilience and Global Competition

Cities compete with iconic skyscrapers, reflecting resilience and redefining urban identity post-crisis.

Trends and Forecasts



2024 saw a steep 25.4% drop off, with 138 buildings, of 200 metres or greater in height completing, after a 2023 record of 185.

LONDON: A MARKET IN TRANSITION

SHIFTING FROM EXPANSION TO SELECTIVITY

Rapid Expansion Phase

Since 2014, London added over 270 tall buildings, boosting its global status in finance and urban innovation.

Shift to Selective Development

The market is slowing with longer delivery times, due to complex conditions despite strong demand for quality spaces.

Flight to Quality

Occupiers prioritise well-connected, amenity-rich Grade A office spaces in high-quality, sustainable tall buildings.

Mature Market Dynamics

Developers now focus on aligning design, cost and performance to meet market demands for quality and resilience.

THE DEVELOPMENT PARADOX

STRONG DEMAND, INCREASING COMPLEXITY

Rising Costs and Risks

Global supply chain issues and inflation increase construction costs, impacting project viability significantly.

Complex Planning and Regulations

Stricter planning processes and the Building Safety Act, add layers of compliance and extend project timelines.

Sustainability Goals

Meeting net zero carbon targets requires balancing cost, performance and environmental impact in design.

Collaboration and Strategy

Early stakeholder alignment and integrated decision-making, are key to managing risks and ensuring success.

THE FUTURE OF TALL BUILDINGS

DELIVERING VALUE IN A CHANGING WORLD

Integration with Urban Systems

Tall buildings act as interconnected components within energy, transport and social networks in cities.

Enhancing Community and Public Realm

Success of tall buildings is measured by their contribution to public spaces and community life.

Innovative Design and Sustainability

New projects prioritise accessibility, sustainable materials, modular construction and digital technologies.

Shaping Future Urban Development

Decisions today influence urban growth and building impact for decades, requiring balance of ambition and practicality.

TALL BUILDINGS
SUMMIT 2026

EXPLORING EMERGING TALL BUILDING TRENDS