



HOUSE OF COMMONS

LONDON SW1A 0AA

Dame Chi Onwurah DBE
Chair – Science, Innovation and Technology Committee
House of Commons
London
SW1A 0AA

23rd February 2026

Dear Dame Chi,

Re: Product Security and Telecommunications Infrastructure Act and 5G

We are writing to you with concerns about the impact of the Electronic Communications Code and Product Security and Telecommunications Infrastructure Act on Britain's 5G rollout.

You will be aware that Britain is lagging behind other countries in expanding our 5G network, with the slowest rollout in the G7. Fixing this problem is key to growth. Government research shows that widespread deployment and adoption of high quality 5G could provide a £159 billion boost in GVA to the economy by 2035.

In 2017 the previous Government introduced the Electronic Communications Code, which governs new agreements between wireless infrastructure providers (WIPs), the companies that own phone towers, and landowners who rent their ground for towers to be built on. This policy was intended to speed up the rollout of towers.

But it has had unintended consequences, which mean it does not appear to be speeding up the 5G rollout as intended. The framework was designed for a market in which mobile network operators largely owned their own towers. That market no longer exists. Most sites are now owned and controlled by WIPs, yet these companies are not subject to the same coverage, service quality or rollout obligations as mobile operators. This disconnect between who benefits from the regime and who is accountable for delivery has never been examined by Parliament.

Under the new system, the rents paid by WIPs to landowners have fallen so low that it disincentivises landowners from having towers on their property. This has led to a spike in litigation between WIPs and landowners. These disputes inevitably slow the rollout of 5G masts.

The Government is now expanding the system through the implementation of Sections 61 – 64 of the Product Security and Telecommunications Infrastructure Act, passed under the previous Government. But it is not implementing Section 70, which would establish a statutory complaints procedure. This was the only explicit safeguard for landowners in the legislation and was intended to provide a fair, proportionate mechanism to challenge unreasonable behaviour and rent reductions. Its absence risks further eroding trust in the system.

Eight years on from the implementation of the Electronic Communications Code, we believe that the policy's impact should be examined. Ultimately, we must be guided

by what is most effective for a speedy 5G rollout – we need a clear evidence base that shows whether the current regime is helping or hindering that goal.

We would therefore urge the Science, Innovation and Technology Committee to hold an evidence session to review the impact of this policy.

Thank you for considering this issue – and we would welcome the opportunity to discuss this further.

Yours sincerely,



Dave Robertson MP
Lichfield

Dan Aldridge MP
Weston-super-Mare

Sadik Al-Hassan MP
North Somerset

Lee Barron MP
Corby & East Northamptonshire

Julia Buckley MP
Shrewsbury

Torcuil Crichton MP
Na h-Eileanan an Iar

Anna Gelderd MP
South East Cornwall

Amanda Hack MP
North West Leicestershire

Terry Jermy MP
South West Norfolk

Jayne Kirkham MP
Truro & Falmouth

Noah Law MP
St Austell & Newquay

Kevin McKenna MP
Sittingbourne & Sheppey

Perran Moon MP
Camborne & Redruth

Josh Newbury MP
Cannock Chase

Samantha Niblett MP
South Derbyshire

Richard Quigley MP
Isle of Wight West

Andrew Ranger MP
Wrexham

Jenny Riddell Carpenter MP
Suffolk Coastal

Sarah Russell MP
Congleton

Michelle Scrogam MP
Barrow & Furness

Rachel Taylor MP
North Warwickshire & Bedworth

John Whitby MP
Derbyshire Dales

Steve Witherden MP
Montgomeryshire and Glyndwr